



Planning Board

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**AMENDMENT #1
OF DECISION
06-08**

Quarry Woods PCRC

Planned Conservation Residential Community (PCRC) Special Permit

March 27, 2007

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to Creighton and Yin Peet, 157 School Street, Wayland, MA (hereinafter the Applicant) filed with the Town Clerk on September 27, 2006 (hereinafter the Original Decision).

This amendment is in response to the request of the Applicant for an amendment of the Original Decision to approve plan changes as shown on a plan entitled "Quarry Woods Planned Conservation Residential Community (P.C.R.C.) in Acton, Massachusetts" dated June 2, 2006, last revised on 01/08/07 (the Revised Plan), drawn by Thomas Land Surveyors & Engineering Consultants, Inc. of 265 Washington Street, Hudson, MA, and consisting of seven sheets.

The Applicant presented the plan modifications to the Board on March 13, 2007. Board members Greg Niemyski (Chairman), Michael Densen, Bruce Reichlen, Christopher Schaffner, and Edmund Starzec were present. The minutes of the meeting and submissions, on which this decision is based upon, may be referred to in the Office of the Town Clerk or in the Acton Planning Department.

1 EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

- 1.1 A plan entitled "Quarry Woods Planned Conservation Residential Community (P.C.R.C.) in Acton, Massachusetts" dated June 2, 2006, last revised on 01/08/07, drawn by Thomas Land Surveyors & Engineering Consultants, Inc. of 265 Washington Street, Hudson, MA (seven sheets).
- 1.2 A written statement by the Applicant entitled "Reasons for Peet's Plan Revisions", dated 03/13/07.

Exhibits 1.1 and 1.2 are referred to herein as the Revised Plan.

2 FINDINGS AND CONCLUSIONS

- 2.1 The Revised Plan shows a modified configuration for the Common Land, and for Areas A and B where the houses and studio would be located.

- 2.2 The Common Land on the Revised Plan is 0.03 acres smaller than on the plan approved with the Original Decision.
- 2.3 The locations of the proposed houses and studio remain unchanged.
- 2.4 The location and proposed improvements to the access driveway remain unchanged.
- 2.5 The Revised Plan as approved hereunder is a minor modification that warrants approval without a public hearing in accordance with paragraph 3.4.5 of the Original Decision.

3 BOARD ACTION

Therefore, the Board voted to **APPROVE** the proposed modifications as shown on the Plan with the following modifications. Except as modified herein, the Original Decision, and the plan approved thereunder, shall remain in effect.

3.1 Required Modification to the Revised Plan

The Building Commissioner shall not issue a building permit, nor shall any construction activity begin on the Site, until and unless he finds that the Plan is revised to include the following additional, corrected, or modified information. Except where otherwise provided, all such information shall be subject to the approval of the Building Commissioner.

- 3.1.1 Restore the acreage of the Common Land to 9.17 acres (399,406 square feet) or greater.
- 3.1.2 Relocate the 'Common Land' label from Area B to a location within the Common Land.

3.2 Conditions

This Decision Amendment shall be recorded by the Applicant at the Middlesex South District Registry of Deeds or the Land Court together with the Original Decision.

Signed on behalf of the Acton Planning Board

Roland Bartl, AICP, Town Planner

Date

Copies to:

Applicant

Town Clerk
Fire Chief

Building Commissioner
Town Engineer
Natural Resource Director
Town Assessor

Board of Health
Municipal Properties Director
Town Manager
Historical Commission